

013.A

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

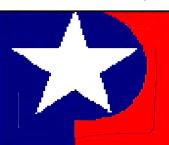
599,300 / 599,300

USE VALUE:

599,300 / 599,300

ASSESSED:

599,300 / 599,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BURCH ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1: TCHOUIKEVITCH MARGARYTA

Owner 2:

Owner 3:

Street 1: 11 LAKE ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: KAPRELIAN ALAN S & RITA A -

Owner 2: -

Street 1: 13 BURCH ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8248																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								313099
GIS Ref								
GIS Ref								
Insp Date								06/08/18

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED												
SALES INFORMATION										TAX DISTRICT		PAT ACCT.												
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes											
KAPRELIAN ALAN		119-31			12/5/2011			415,000		No	No													
BUILDING PERMITS										ACTIVITY INFORMATION														
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment										Date Result By Name														
2/12/2015 137 Insulate 10,503										6/8/2018 Measured DGM D Mann														
										9/18/2013 Info Fm Plan BR B Rossignol														
										3/2/2012 MLS EMK Ellen K														
										1/25/2012 NEW CONDO BR B Rossignol														
										Sign: VERIFICATION OF VISIT NOT DATA														

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1283 SFT.																																																																																																																																																									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																																																																																																																																																												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																																																												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																																																																												
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																																																																												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																																																																												
Sec Wall:		%		OthrFix:	Rating:																																																																																																																																																												
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																																																																													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																																																																																																																																																									
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Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL																																																																																																																																																						
Prim Int Wall: 2 - Plaster				Functional:				1	7	2																																																																																																																																																							
Sec Int Wall:		%		Economic:																																																																																																																																																													
Partition: T - Typical				Special:																																																																																																																																																													
Prim Floors: 4 - Carpet				Override:																																																																																																																																																													
Sec Floors:		%		Total:	10.8 %																																																																																																																																																												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																																																																																																																																																									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																																																					
Bsmnt Gar:				Size Adj.: 1.35000002																																																																																																																																																													
Electric: 3 - Typical				Const Adj.: 0.97029907																																																																																																																																																													
Insulation: 2 - Typical				Adj \$ / SQ: 386.422																																																																																																																																																													
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Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																																																																																																																													
Heat Type: 5 - Steam				NBHD Inf: 1.20000005																																																																																																																																																													
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Solar HW: NO	Central Vac: NO			Adj Total: 667535																																																																																																																																																													
% Com Wall:	% Sprinkled:			Depreciation: 72094																																																																																																																																																													
				Depreciated Total: 595441																																																																																																																																																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																																																					
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3	Garage	D	Y	123X9	A	GD	1927		27.08	T	30	102			3,900		3,900																																																																																																																																																
More: N	Total Yard Items:	3,900	Total Special Features:		Total:	3,900																																																																																																																																																											
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